

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Docker Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$2,050,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Elwood

Period - From

22/02/2025

to

21/02/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	5 Hartpury Av ELWOOD 3184	\$1,905,000	05/01/2026
2	36 Meredith St ELWOOD 3184	\$1,915,000	27/10/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/02/2026 16:46

17 Docker Street, Elwood Vic 3184

JellisCraig

Sam Gamon

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Indicative Selling Price

\$2,050,000

Median House Price

22/02/2025 - 21/02/2026: \$2,150,000



3 2 4

Property Type: House (Res)

Land Size: 318 sqm approx

Agent Comments

Comparable Properties



5 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

3 2 3

Price: \$1,905,000

Method: Private Sale

Date: 05/01/2026

Property Type: House

Land Size: 310 sqm approx



36 Meredith St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 2

Price: \$1,915,000

Method: Private Sale

Date: 27/10/2025

Property Type: House (Res)

Land Size: 722 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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